

MARTIN F.M. GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PETERSON PROPERTIES

CENTRAL MERCADO BLDG CC
CENTRAL & SAN PEDRO SE
ALBUQUERQUE, NM 87108

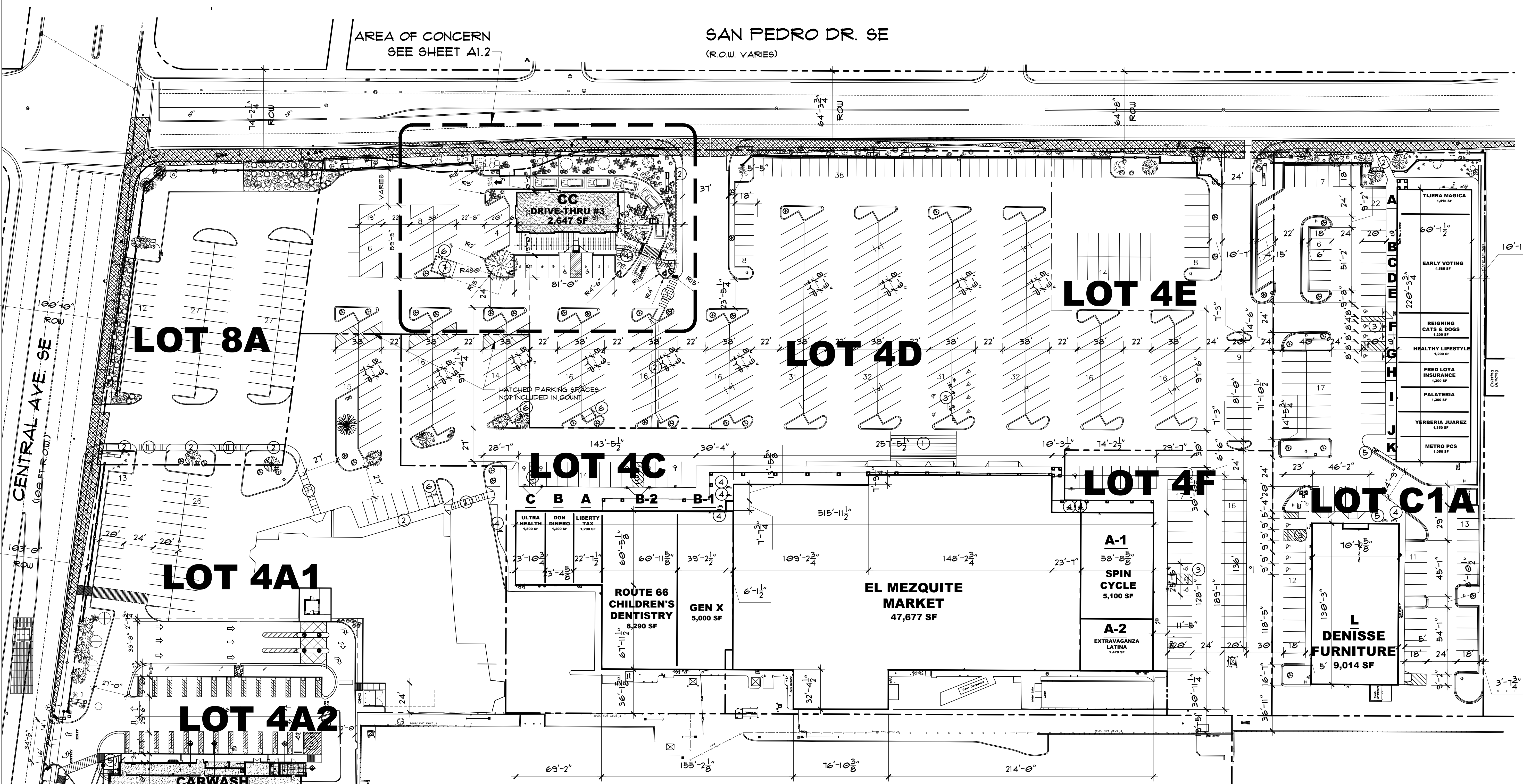
DATE: 21 JULY 2021
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

Table with 2 columns: REVISIONS, and empty rows for tracking changes.

SHEET NO:
A1.1

SAN PEDRO DR. SE
(R.O.W. VARIES)

AREA OF CONCERN
SEE SHEET A1.2



SITE PLAN 1" = 40'-0"

Table listing lot areas: LOT 4A2 (6,140 SF), LOT 4A1 (3,813 SF), LOT 8A (5,210 SF), LOT 4C (531 SF), LOT 4D (1,100 SF), LOT 4E (3,023 SF), LOT 4F (00 SF), LOT C1A (7,515 SF), TOTAL (34,598 SF).

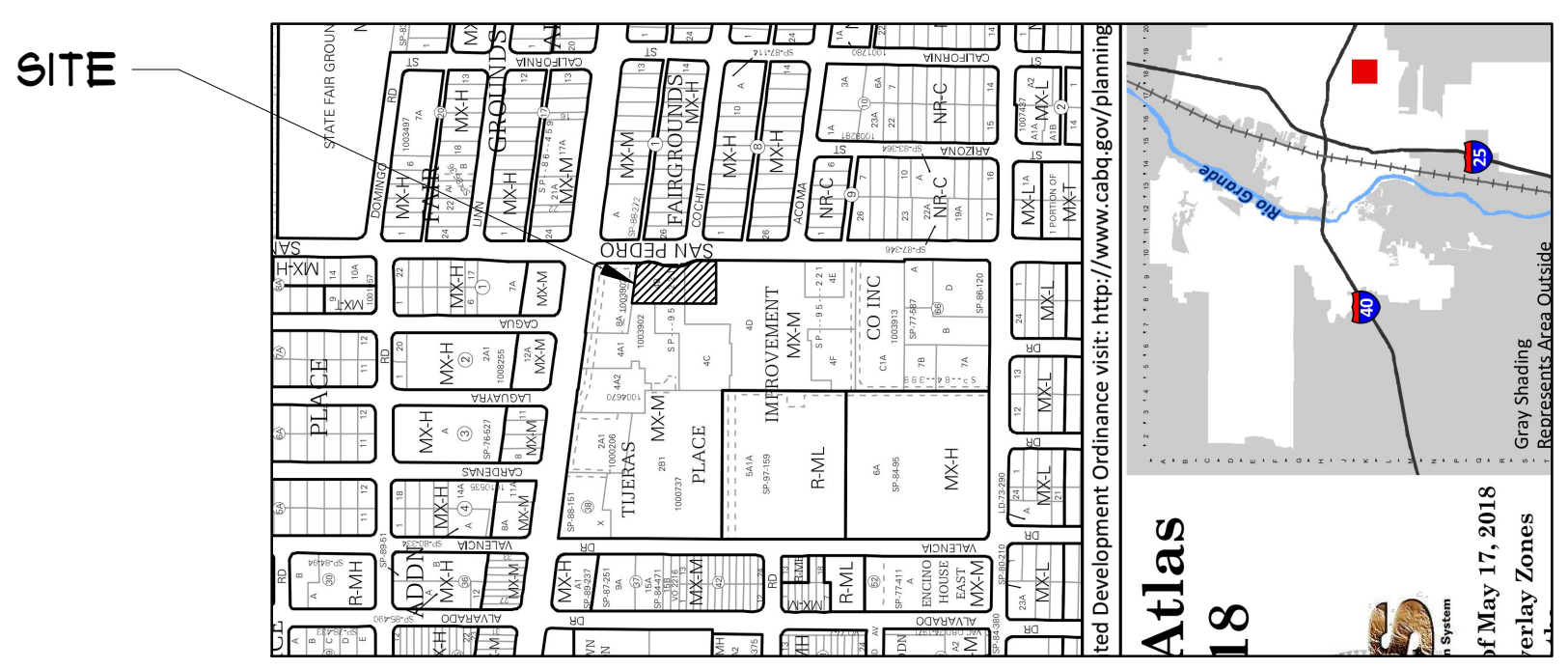
Table for LANDSCAPE CALCULATIONS: TOTAL LOT AREA (524,672 SF), TOTAL BUILDING FOOTPRINT (103,221 SF), NET LOT AREA (421,451 SF), LANDSCAPE REQUIREMENT (10%), TOTAL LANDSCAPE REQUIREMENT (42,145 SF), TOTAL LANDSCAPE PROVIDED (34,598 SF), GROUND COVER REQUIRED (75%), TOTAL GROUND COVER REQUIREMENT (31,608 SF), TOTAL GROUND COVER PROVIDED (XXX SF (53%)).

Table for PARKING: Columns include TENANT, SQ FT, PARKING, and REQUIRED. Lists tenants like CARWASH, C-ULTRA HEALTH, B-DON DINERO, etc., with their respective parking requirements.

KEYED NOTES

- 1 EXISTING PAINTED CROSSWALK ON ASPHALT FOR PEDESTRIAN CROSSWALK
2 EXISTING 6' ADA PATH TO THE RIGHT-OF-WAY
3 EXISTING ADA PARKING SPACES WITH SIGNAGE AND PAVEMENT MARKINGS, SEE SHEET A1.2A FOR DETAILS
4 NEW BICYCLE RACK - SEE DETAIL 1/A1.3
5 EXISTING BICYCLE RACK
6 INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION, RE: SITE PLAN FOR LOCATIONS -SEE DETAIL 1/A1.2A FOR REQ. SIGNAGE
7 NEW DUMPSTER ENCLOSURE

ADA SPACES REQUIRED 501-800 SPACE = 16 REQ. PROVIDED = 23, 21 EXISTING, 2 NEW
MOTORCYCLE SPACES REQUIRED 301-500 = 6 REQ. PROVIDED = 8, 1 EXISTING + 1 NEW
BICYCLE SPACES REQUIRED 10% OF 391 REQ PARKING = 40 REQ. PROVIDED = 40, 36 EXISTING, 4 NEW



LOCATION MAP
N.T.S.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.